# AMENDMENT 1 TO FOURTH AMENDED DEVELOPER'S PUBLIC REPORT FOR A CONDOMINIUM

CONDOMINIUM PROJECT NAME:	ALLURE WAIKIKI
PROJECT ADDRESS:	1837 KALAKAUA AVENUE HONOLULU, HAWAII 96815
REGISTRATION NUMBER:	6185
EFFECTIVE DATE OF REPORT:	May 9, 2012
THIS AMENDMENT:	Must be read together with
	☑ Developer's Public Report dated June 6, 2011
	Amended Report dated
	Supersedes all prior amendments: Includes all prior amendment(s) and must be read together with  Developer's Public Report dated
	Amended Report dated
DEVELOPER(S):	ALLURE WAIKIKI MARKETING, LLC, a Delaware limited liability company
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## Preparation of this Amendment

The Developer prepared this amendment pursuant to the Condominium Property Act, Section 514B-56, Hawaii Revised Statutes (HRS), as amended from time to time. Section 514B-56, HRS, requires that after the Commission has issued an effective date for the Developer's Public Report, if there are any changes, either material or pertinent changes, or both, regarding the information contained in or omitted from the Developer's Public Report, or if the developer desires to update or change the information set forth in the Developer's Public Report, the developer shall immediately submit to the Commission an amendment to the Developer's Public Report or an amended Developer's Public Report clearly reflecting the change, together with such supporting information as may be required by the Commission, to update the information contained in the Developer's Public Report.

The law defines "material change" as used in parts IV and V of Chapter 514B, HRS means any change that directly, substantially, and adversely affects the use or value of (1) A purchaser's unit or appurtenant limited common elements; or (2) Those amenities of the project available for the purchaser's use.

The law defines "pertinent change" to mean, as determined by the commission, a change not previously disclosed in the most recent public report that renders the information contained in the public report or in any disclosure statement inaccurate, including, but not limited to (1) The size, construction materials, location, or permitted use of a unit or its appurtenant limited common element; (2) The size, use, location, or construction materials of the common elements of the project; or (3) The common interest appurtenant to the unit. A pertinent change does not necessarily constitute a material change.

The filing of an amendment to the Developer's Public Report or an amended Developer's Public Report, in and of itself, shall not be grounds for a purchaser to cancel or rescind a sales contract. A purchaser's right to cancel or rescind a sales contract shall be governed by sections 514B-86 and 514B-87, HRS, the terms and conditions of the purchaser's contract for sale, and applicable common law.

This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at (808) 586-2643 to submit your request.

This Amendment has <u>not</u> been prepared or issued by the Real Estate Commission or any other governmental agency. The issuance by the Commission of an effective date for this amendment to the Developer's Public Report (1) does not mean that the Commission approves or disapproves of the project; (2) does not mean that the Commission thinks that either all material facts, material changes, or pertinent changes about the project have been fully or adequately disclosed; and (3) is not the Commission's judgment of the value or merits of the project.

The law defines "material facts" to mean any fact, defect, or condition, past or present that to a reasonable person, would be expected to measurably affect the value of the project, unit, or property being offered or proposed to be offered for sale.

This amendment may be used by the Developer for promotional purposes only if it is used with the last Developer's Public Report in its entirety.

Prospective purchasers and purchasers are encouraged to read this amendment carefully and to seek professional advice.

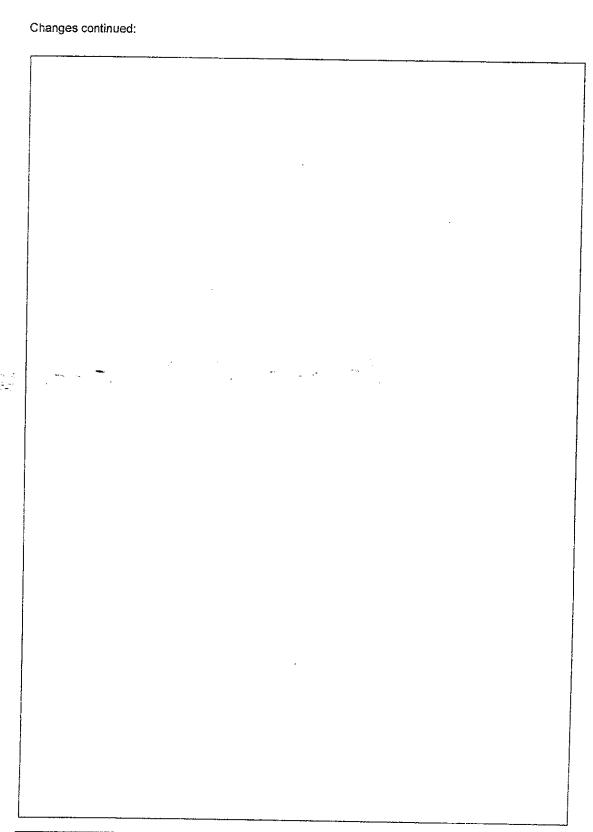
Summary of Changes from Earlier Developer's Public Report are Described Beginning on the Next Page

## Summary of Changes from Earlier Developer's Public Report:

This summary contains a general description of the changes, if any, made by the developer since the last Developer's Public Report was issued an effective date. It is not necessarily all inclusive. Prospective purchasers and purchasers must read this amendment together with the last Developer's Public Report with the effective date as noted on the top of page 1 if they wish to know the specific changes that have been made.

Changes made are as follows (include a description of what the change is and page number and or exhibit alphabet or number; additional pages may be used):

- 1. Developer discovered that there was a calculation error on the Common Interest appurtenant to each Unit, which error was made with the 2007 Amendment to the Declaration to add Unit types L-1 and M-1. Developer recalculated the Common Interests and, pursuant to Section R.3 of the Declaration, filed an Amendment to the Declaration to correct the calculation error. Each Unit type except Unit type M-1 (and the Commercial Unit) experienced a slight decrease in its percentage of Common Interest that is less than 0.01%. As a result, there is a slight decrease in the amount of maintenance fees assessed to each Unit type except Unit types L-1 and M-1 which has a monthly increase of \$1.55 and \$22.05, respectively. Exhibits G, G-1 and P have been revised to show the corrected Common Interest and resulting Maintenance Fees.
- 2. As disclosed in the Fourth Amended Public Report, Developer was in the process of modifying: 1) the lobby on the first floor of the Project and the pool and recreation deck area on the sixth floor of the Project, and 2) the floor plan of certain unsold Units within the Project. The initial modifications are now completed. Developer has modified three (3) Units each of the "E" and "M-1" Unit types and two (2) of the "L-1" Unit type and may modify more at a future date. The modifications do not affect the Common Interest appurtenant to such Units (as revised pursuant to Item 1 above) or the physical location, design, or size of any Unit that has been sold. The modifications to Unit type "E" and M-1" include changes to the size and configuration of existing rooms within the Unit. The modifications to the Unit type "L-1" results in changes to the size, configuration and type of rooms in the Unit (i.e. one bedroom is converted to a dining room). Exhibit H has been revised to disclose the completed renovations to the lobby, pool and recreation deck. Exhibits A and B have been revised to disclose the modified Units.



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The Developer declares subject to the penalties set forth in Section 514B-69, HRS that this project continues to conform to the existing underlying county zoning for the project, zoning and building ordinances and codes and all applicable permitting requirements adopted by the county in which the project is located, all in accordance with Sections 514B-5 and 32(a) (13), HRS.

For any conversion, if any variances have been granted, they are specified in Section 1.14 of this report as amended, and, if purchaser deposits are to be used by the Developer to cure any violations of zoning, permitting requirements or rules of the county in which the project is located, the violation is specified in Section 1.15 of this report as amended, along with the requirements to cure any violation, and Section 5.5 specifies the date by which the cure will be completed.

The Developer hereby certifies that all the information contained in this report as amended and the exhibits attached to this report (if any) as amended and all documents to be furnished by the Developer to purchasers concerning the project have been reviewed by the Developer and are, to the best of the Developer's knowledge, information and belief, true, correct and complete. The Developer hereby agrees promptly to amend this report as amended to report and include either or all material facts, material or pertinent changes to any information contained in or omitted from this report and to file annually a report to update the material contained in this report as amended at least 30 days prior to the anniversary date of the effective date of this report.

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ALLURE WAIKIKI MARKETING, LLC, a Delaware limited liability company	e e <del>-</del> Attel <u>e</u> , e les
Printed Name of Developer	
by Duly Authorized Signatory*	H/2//2_Date
Joel C. Solomon, beneral Coun	sel
Printed Name & Title of Person Signing Above	<del></del>

Distribution:						
Department of Finance	City	and	County	of	Honolulu	
Planning Department,	City	and	County	of	Honolulu	 ···

\*Must be signed for a corporation by an officer; for a partnership or limited liability partnership (LLP) by the general partner; for a limited liability company (LLC) by the manager or an authorized member; and for an individual by the individual.

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#### **EXHIBIT A**

Section 1.2 - Buildings and Other Improvements

THIS EXHIBIT IS NOT INTENDED TO BE A THOROUGH AND EXHAUSTIVE EXPLANATION OF THE BUILDINGS AND OTHER IMPROVEMENTS CONTAINED IN THE DECLARATION, BYLAWS, CONDOMINIUM MAP, PROJECT RULES AND OTHER CONDOMINIUM DOCUMENTS. WHILE A PURCHASER CAN USE THIS AS A GENERAL SUMMARY, PURCHASERS SHOULD REFER TO THE CONSTITUENT DOCUMENTS OF THE PROJECT. IF ANY CONFLICT OR DIFFERENCE EXISTS BETWEEN THIS EXHIBIT AND THE DECLARATION, BYLAWS, CONDOMINIUM MAP, PROJECT RULES OR OTHER DOCUMENTS OF THE PROJECT, SUCH DOCUMENTS WILL CONTROL. CAPITALIZED TERMS USED HEREIN, UNLESS OTHERWISE DEFINED HEREIN, SHALL HAVE THE MEANINGS GIVEN TO THEM IN THE DECLARATION.

## **DESCRIPTION OF BUILDINGS**

The Project consists of the Buildings which are comprised of the Tower containing the Parking Garage and the Residences and the Commercial Structure, if any, within the Commercial Unit (the land area of which is approximately 16,214 square feet as shown on the Condominium Map). The Tower is a 35-story building tower containing the Parking Garage on levels 1 through 5 and the Residences on Levels 6 through 35. The Commercial Structure, if any, shall have a footprint not exceeding ten thousand five hundred (10,500) square feet, shall have a floor area not exceeding ten thousand five hundred (10,500) square feet, and shall not exceed thirty (30) feet in height. The Buildings are constructed principally of concrete, concrete masonry, wood, aluminum, plastic, glass and steel.

#### **DESCRIPTION OF UNITS**

The Project contains two hundred and ninety-one Residences (291) in the Tower and one Commercial Unit. There are twenty (20) different Residential unit types. The following is a description of the Residential unit types and of the Commercial Unit.

### a. <u>Description of Residential Units</u>

Type A Units: Each Unit is a single-story Unit with a limited common element lanai. Each Unit contains seven (7) rooms, including two (2) bedrooms (the larger of which has a walk-in closet), two (2) bathrooms, a living/dining room, a kitchen and a foyer. Each Unit has a net living area of approximately 1,216 square feet, and a lanai of approximately 88 square feet, except for Unit 3501, which has a lanai of approximately 315 square feet.

Type B Units: Each Unit is a single-story Unit with a limited common element lanai. Each Unit contains seven (7) rooms, including two (2) bedrooms (the larger of which has a walk-in closet), two (2) bathrooms, a living/dining room, a kitchen and a foyer. Each Unit has a net living area of approximately 1,057 square feet, and a lanai of approximately 88 square feet, except for Unit 602 which has a lanai of approximately 238 square feet, and Unit 3502 which has a lanai of approximately 234 square feet.

Type C Units: Each Unit is a single-story Unit with a limited common element lanai. Each Unit contains seven (7) rooms, including two (2) bedrooms (the larger of which has a walk-in closet), two (2) bathrooms, a living/dining room, a kitchen and a foyer. Each Unit has a net living area of approximately 1,057 square feet, and a lanai of approximately 88 square feet, except for Unit 603 which has a lanai of approximately 238 square feet, and Unit 3503 which has a lanai of approximately 234 square feet.

Type D Units: Each Unit is a single-story Unit with a limited common element Ianai. Each Unit contains seven (7) rooms, including two (2) bedrooms (the larger of which has a walk-in closet), two (2) bathrooms, a living/dining room, a kitchen and a foyer. Each Unit has a net living area of approximately 1,234 square feet, and a lanai of approximately 88 square feet, except for Unit 604 which has a lanai of approximately 566 square feet, and Unit 3504 which has a lanai of approximately 317 square feet.

Type E Units: Each Unit is a single-story Unit with a limited common element lanai. Each Unit contains seven (7) rooms, including two (2) bedrooms, two (2) bathrooms, a living/dining room, a kitchen and a foyer. Each Unit has a net living area of approximately 1,381 square feet, and a lanai of approximately 88 square feet, except for Unit 605 which has a lanai of approximately 566 square feet, and Unit 3505 which has a lanai of approximately 372 square feet.

<u>Type E (modified) Units</u>: Each Unit is a single-story Unit with a limited common element lanai. Each Unit contains seven (7) rooms, including two (2) bedrooms, two (2) bathrooms, a living/dining room, a kitchen and a foyer. Each Unit has a net living area of approximately 1,381 square feet, and a lanai of approximately 88 square feet.

Type E-1 Unit: Each Unit is a single-story Unit with a limited common element lanai. Each Unit contains seven (7) rooms, including two (2) bedrooms, two (2) bathrooms, a living/dining room, a kitchen and a foyer. Each Unit has a net living area of approximately 1,381 square feet, and a lanai of approximately 88 square feet.

Type F Units: Each Unit is a single-story Unit with a limited common element lanai. Each Unit contains six (6) rooms, including two (2) bedrooms (the larger of which has a walk-in closet), two (2) bathrooms, a living/dining room and a kitchen. Each Unit has a net living area of approximately 1,049 square feet, and a lanai of approximately 88 square feet, except for Unit 606 which has a lanai of approximately 238 square feet.

Type G Units: Each Unit is a single-story Unit with a limited common element lanai. Each Unit contains four and one-half (4.5) rooms, including one (1) bedroom with a walk-in closet, one and one-half (1.5) bathrooms, a living/dining room and a kitchen. Each Unit has a net living area of approximately 833 square feet, and a lanai of approximately 88 square feet, except for Unit 607 which has a lanai of approximately 238 square feet.

<u>Type H Units</u>: Each Unit is a single-story Unit with a limited common element lanai. Each Unit contains six (6) rooms, including two (2) bedrooms (the larger of which has a walk-in closet), two (2) bathrooms, a living/dining room and a kitchen. Each Unit has a net living area of approximately 1,113 square feet, and a lanai of approximately 88 square feet, except for Unit 608 which has a lanai of approximately 238 square feet.

Type I Units: Each Unit is a single-story Unit with a limited common element lanai. Each Unit contains six (6) rooms, including two (2) bedrooms (the larger of which has a walk-in closet), two (2) bathrooms, a living/dining room and a kitchen. Each Unit has a net living area of approximately 1,102 square feet, and a lanai of approximately 88 square feet, except for Unit 609 which has a lanai of approximately 238 square feet, Unit 3109 which has a lanai of approximately 108 square feet, and Unit 3509 which has a lanai of approximately 348 square feet.

Type J Units: Each Unit is a single-story Unit with a limited common element lanai. Each Unit contains six (6) rooms, including two (2) bedrooms (the larger of which has a walk-in closet), two (2) bathrooms, a living/dining room and a kitchen. Each Unit has a net living area of approximately 951 square feet, and a lanai of approximately 88 square feet, except for Unit 610 which has a lanai of approximately 238 square feet, Unit 2310 has a lanai of approximately 108 square feet, and Unit 3110 which has a lanai of approximately 396 square feet.

Type K Units: Each Unit is a single-story Unit with a limited common element lanai. Each Unit contains seven (7) rooms, including two (2) bedrooms, two (2) bathrooms, a living/dining room, a kitchen and a

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foyer. Each Unit has a net living area of approximately 1,009 square feet, and a lanai of approximately 88 square feet, except for Unit 711 which has a lanai of approximately 263 square feet, and Unit 2311 which has a lanai of approximately 300 square feet.

Type L Units: Each Unit is a single-story Unit with a limited common element lanai. Each Unit contains eight (8) rooms, including three (3) bedrooms (the largest of which has a walk-in closet), two (2) bathrooms, a living/dining room, a kitchen and an exercise room. Each Unit has a net living area of approximately 1,633 square feet, and lanai of approximately 176 square feet, except for Unit 3506 which has a lanai of approximately 363 square feet.

Type L-1 Units: Each Unit is a single-story Unit with a limited common element lanai. Each Unit contains eight (8) rooms, including three (3) bedrooms (the largest of which has a walk-in closet), two (2) bathrooms, a living/dining room, a kitchen and a study room. Each Unit has a net living area of approximately 1,616 square feet, and lanai of approximately 176 square feet.

Type L-1(modified 1 and 2) Units: Each Unit is a single-story Unit with a limited common element lanai. Each Unit contains eight (8) rooms, including two (2) bedrooms (the larger of which has a walk-in closet), two (2) bathrooms, a living room, a dining room and a kitchen. Each Unit has a net living area of approximately 1,616 square feet, and lanai of approximately 176 square feet.

Type M Units: Each Unit is a single-story Unit with a limited common element lanai. Each Unit contains seven and one-half (7.5) rooms, including three (3) bedrooms, two and one-half (2.5) bathrooms, a living/dining room and a kitchen. Each Unit has a net living area of approximately 1,409 square feet, and a lanai of approximately 88 square feet, except for Unit 3508 which has a lanai of approximately 116 square feet.

Type M-1 Units: Each Unit is a single-story Unit with a limited common element lanai. Each Unit contains seven (7) rooms, including three (3) bedrooms, two (2) bathrooms, a living/dining room and a kitchen. Each Unit has a net living area of approximately 1,419 square feet, and a lanai of approximately 88 square feet.

Type M-1(modified) Units: Each Unit is a single-story Unit with a limited common element lanai. Each Unit contains seven (7) rooms, including three (3) bedrooms, two (2) bathrooms, a living/dining room and a kitchen. Each Unit has a net living area of approximately 1,419 square feet, and a lanai of approximately 88 square feet.

### b. <u>Description of Commercial Unit</u>

Commercial Unit No. 101 consists of approximately 16,214 square feet as shown on the Condominium Map. The Commercial Structure, if any, shall have a footprint not exceeding ten thousand five hundred (10,500) square feet, shall have a floor area not exceeding ten thousand five hundred (10,500) square feet, and shall not exceed thirty (30) feet in height. The Commercial Unit shall have a height limit of three hundred twenty (320) feet, which is the maximum height established by the LUO for the Waikiki Special District, Resort Commercial Precinct; this means that Developer may use the air space for purposes other than the Commercial Structure up to a height of 320 (i.e. for building systems, satellite dishes or cell towers constructed on the roof of the Commercial Structure).

## **LOCATION AND NUMBERING OF RESIDENTIAL UNITS**

Each Residential Unit is designated, as a general matter, by floor level, from levels 6 through 35, followed by a number, from 1 through 11 (e.g., 701, 702, 703, 704, 705, 706, 707, 708, etc.). The numbers and locations of the Residential Units are more fully illustrated on the Condominium Map. Developer shall have the right in its sole and absolute discretion prior to Units being Sold and Recorded to change the ultimate designation(s) of units and floor numbering in an amendment and/or supplement to

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the Declaration which designation shall not constitute a material change and shall not require the consent or joinder of, or notice to, any person or group of persons, including the Association, any Owner or Mortgagee, any Unit mortgagee, lien holder, purchaser or any other person who may have an interest in the Project or in any Unit.

## **ACCESS TO COMMON ELEMENTS**

Each Residence has immediate access to the common elements of the Project by means of a hallway connecting to stairways and/or elevators leading to the common elements of the Project. The Commercial Unit has immediate access to the common elements of the Project by means of a walkway leading to the common elements of the Project.

### **ACCESS TO A PUBLIC STREET**

The Project has access to Kalakaua Avenue.

**END OF EXHIBIT A** 

### **EXHIBIT B**

Section 1.3 -- Unit Types and Sizes of Units

THIS EXHIBIT IS NOT INTENDED TO BE A THOROUGH AND EXHAUSTIVE EXPLANATION OF THE UNIT TYPES AND SIZES OF UNITS CONTAINED IN THE DECLARATION, BYLAWS, CONDOMINIUM MAP, PROJECT RULES AND OTHER CONDOMINIUM DOCUMENTS. WHILE A PURCHASER CAN USE THIS AS A GENERAL SUMMARY, PURCHASERS SHOULD REFER TO THE CONSTITUENT DOCUMENTS OF THE PROJECT. IF ANY CONFLICT OR DIFFERENCE EXISTS BETWEEN THIS EXHIBIT AND THE DECLARATION, BYLAWS, CONDOMINIUM MAP, PROJECT RULES OR OTHER DOCUMENTS OF THE PROJECT, SUCH DOCUMENTS WILL CONTROL. CAPITALIZED TERMS USED HEREIN, UNLESS OTHERWISE DEFINED HEREIN, SHALL HAVE THE MEANINGS GIVEN TO THEM IN THE DECLARATION.

Unit Type	Floor Levels	Quantity	Number of Bedrooms & Baths	Approximate Net Living Area (Sq. Ft.)	Approx. Net Lanai Area (Sq. Ft.)	Approx. Total Area (Sq. Ft.)
Α	7-34	28	2/2	1,216	88	1,304
(29)	35	1	2/2	1,216	315	1,531
В	6	1	2/2	1,057	238	1,295
(30)	7-34	28	2/2	1,057	88	1,145
(00)	35	1	2/2	1,057	234	1,291
c	6	1	2/2	1,057	238	1,295
(30)	7-34	28	2/2	1,057	88	1,145
(00)	35	1	2/2	1,057	234	1,291
D	6	1	2/2	1,234	566	1,800
(30)	7-34	28	2/2	1,234	88	1,322
(00)	35	1	2/2	1,234	317	1,551
E	6	1	2/2.	1,381	566	1,947
(26)	7-34	24	2/2	1,381	88	1,469
	35	1	2/2	1,381	372	1,753
E(modified) (3)	21, 23, 31	3	2/2	1,381	372	1,753
E-1	32	1	2/2	1,381	372	1,753
F	6	1	2/2	1,049	238	1,287
(9)	7-14	8	2/2	1,049	88	1,137
G	6	1	1/1.5	833	238	1,071
(9)	7-14	8	1/1.5	833	88	921
Н	6	1	2/2	1,113	238	1,351
(9)	7-14	8	2/2	1,113	88	1,201
	6	1	2/2	1,102	238	1,340
I (30)	7-30, 32-34	27	2/2	1,102	88	1,190
(00)	31	1	2/2	1,102	108	1,210
	35	1	2/2	1,102	348	1,450
J	6	1	2/2	951	238	1,189
(26)	7-22, 24-30	23	2/2	951	88	1,039

Unit Type	Floor Levels	Quantity	Number of Bedrooms & Baths	Approximate Net Living Area (Sq. Ft.)	Approx₋ Net Lanai Area (Sq. Ft.)	Approx. Total Area (Sq. Ft.)
	23	1	2/2	951	108	1,059
	31	1	2/2	951	396	1,347
к	7	1	2/2	1,009	263	1,272
(17)	8-22	15	2/2	1,009	88	1,097
(17)	23	1	2/2	1,009	300	1,309
L	24-34	11	3/2	1,633	176	1,809
(12)	35	1	3/2	1,633	363	1,996
L-1 (7)	15-23	7	3/2	1,616	176	1,792
L-1(modified -1 ) (1)	21	1	2/2	1,616	176	1,792
L-1(modified -2) (1)	19	1	2/2	1,616	176	1,792
M	24-34	11	3/2.5	1,409	88	1,497
(12)	35	1	3/2.5	1,409	116	1,525
M-1 (6)	15-22	6	3/2	1,419	88	1,507
M-1(modified) (3)	19, 21, 23	3	3/2	1,419 -	88	1,507

Note regarding Net Living Areas: Throughout the Project Documents, the area of individual units is generally expressed as "net living area" square footage. This measurement represents the architect's best estimate of the interior square footage of the unit as measured from the unit's perimeter walls, which are included in the unit. This measurement is based upon the plans for the construction of the unit and different architects performing the same measurement may obtain a larger or smaller result.

Commercial Unit No. 101 consists of approximately 16,214 square feet as shown on the Condominium Map. The Commercial Structure, if any, shall have a footprint not exceeding ten thousand five hundred (10,500) square feet, shall have a floor area not exceeding ten thousand five hundred (10,500) square feet, and shall not exceed thirty (30) feet in height. The Commercial Unit shall have a height limit of three hundred twenty (320) feet, which is the maximum height established by the LUO for the Waikiki Special District, Resort Commercial Precinct; this means that Developer may use the air space for purposes other than the Commercial Structure up to a height of 320 (i.e. for building systems, satellite dishes or cell towers constructed on the roof of the Commercial Structure).

### **END OF EXHIBIT B**

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## **EXHIBIT G**

### Section 1.7 -- Common Interest

THIS EXHIBIT IS NOT INTENDED TO BE A THOROUGH AND EXHAUSTIVE EXPLANATION OF THE COMMON INTEREST CONTAINED IN THE DECLARATION, BYLAWS, CONDOMINIUM MAP, PROJECT RULES AND OTHER CONDOMINIUM DOCUMENTS. WHILE A PURCHASER CAN USE THIS AS A GENERAL SUMMARY, PURCHASERS SHOULD REFER TO THE CONSTITUENT DOCUMENTS OF THE PROJECT. IF ANY CONFLICT OR DIFFERENCE EXISTS BETWEEN THIS EXHIBIT AND THE DECLARATION, BYLAWS, CONDOMINIUM MAP, PROJECT RULES OR OTHER DOCUMENTS OF THE PROJECT, SUCH DOCUMENTS WILL CONTROL. CAPITALIZED TERMS USED HEREIN, UNLESS OTHERWISE DEFINED HEREIN, SHALL HAVE THE MEANINGS GIVEN TO THEM IN THE DECLARATION.

Unit Type	Residential Unit Number	AOAO Common Interest (Fraction)	AOAO Common Interest (Percentage)
A (29)	701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 1901, 2001, 2101, 2201, 2301, 2401, 2501, 2601, 2701, 2801, 2901, 3001, 3101, 3201, 3301, 3401, 3501	0.003387	0.3387%
B (30)	602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502, 1602, 1702, 1802, 1902, 2002, 2102, 2202, 2302, 2402, 2502, 2602, 2702, 2802, 2902, 3002, 3102, 3202, 3302, 3402, 3502	0.002944	0.2944%
C (30)	603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903, 2003, 2103, 2203, 2303, 2403, 2503, 2603, 2703, 2803, 2903, 3003, 3103, 3203, 3303, 3403, 3503	0.002944	0.2944%
D (30)	604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 1904, 2004, 2104, 2204, 2304, 2404, 2504, 2604, 2704, 2804, 2904, 3004, 3104, 3204, 3304, 3404, 3504	0.003437	0.3437%
E (26)	605, 705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 1805, 1905, 2005, 2205, 2405, 2505, 2605, 2705, 2805, 2905, 3005, 3305, 3405, 3505	0.003846	0.3846%
E(modified) (3)	2105, 2305, 3105	0.003846	0.3846%
E-1 (1)	3205	0.003846	0.3846%
F (9)	606, 706, 806, 906, 1006, 1106, 1206, 1306, 1406	0.002922	0.2922%

Unit Type	Residential Unit Number	AOAO Common Interest (Fraction)	AOAO Common Interest (Percentage)
G (9)	607, 707, 807, 907, 1007, 1107, 1207, 1307, 1407	0.002320	0.2320%
H (9)	608, 708, 808, 908, 1008, 1108, 1208, 1308, 1408	0.003100	0.3100%
(30)	609, 709, 809, 909, 1009, 1109, 1209, 1309, 1409, 1509, 1609, 1709, 1809, 1909, 2009, 2109, 2209, 2309, 2409, 2509, 2609, 2709, 2809, 2909, 3009, 3109, 3209, 3309, 3409, 3509	0.003069	0.3069%
J (26)	610, 710, 810, 910, 1010, 1110, 1210, 1310, 1410, 1510, 1610, 1710, 1810, 1910, 2010, 2110, 2210, 2310, 2410, 2510, 2610, 2710, 2810, 2910, 3010, 3110	0.002649	0.2649%
K (17)	711, 811, 911, 1011, 1111, 1211, 1311, 1411, 1511, 1611, 1711, 1811, 1911, 2011, 2111, 2211, 2311	0.002810	0.2810%
L (12)	2406, 2506, 2606, 2706, 2806, 2906, 3006, 3106, 3206, 3306, 3406, 3506	0.004548	0.4548%
L-1 (7)	1506, 1606, 1706, 1806, 2006, 2206, 2306	0.004501	0.4501%
L-1(modified-1) (1)	2106	0.004501	0.4501%
L-1(modified -2) (1)	1906	0.004501	0.4501%
M (12)	2408, 2508, 2608, 2708, 2808, 2908, 3008, 3108, 3208, 3308, 3408, 3508	0.003924	0.3924%
M-1 (6)	1508, 1608, 1708, 1808, 2008, 2208,	0.003952	0.3952%
M-1(modified) (3)	1908, 2108, 2308	0.003952	0.3952%

## **END OF EXHIBIT G**

#### **EXHIBIT G-1**

### RESIDENTIAL COMMON EXPENSE ALLOCATION

THIS EXHIBIT IS NOT INTENDED TO BE A THOROUGH AND EXHAUSTIVE EXPLANATION OF THE RESIDENTIAL COMMON EXPENSE ALLOCATION CONTAINED IN THE DECLARATION, BYLAWS, CONDOMINIUM MAP, PROJECT RULES AND OTHER CONDOMINIUM DOCUMENTS. WHILE A PURCHASER CAN USE THIS AS A GENERAL SUMMARY, PURCHASERS SHOULD REFER TO THE CONSTITUENT DOCUMENTS OF THE PROJECT. IF ANY CONFLICT OR DIFFERENCE EXISTS BETWEEN THIS EXHIBIT AND THE DECLARATION, BYLAWS, CONDOMINIUM MAP, PROJECT RULES OR OTHER DOCUMENTS OF THE PROJECT, SUCH DOCUMENTS WILL CONTROL. CAPITALIZED TERMS USED HEREIN, UNLESS OTHERWISE DEFINED HEREIN, SHALL HAVE THE MEANINGS GIVEN TO THEM IN THE DECLARATION.

Common expenses allocable solely to the Residential Units shall be borne in the ratios and percentages appearing below under the column labeled "Residential Unit Common Expense Allocation":\*

Unit Type	Residential Unit Number	AOAO Common Interest	Residential Unit Common Expense Allocation (Fraction/Percentage)
A (29)	701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 1901, 2001, 2101, 2201, 2301, 2401, 2501, 2601, 2701, 2801, 2901, 3001, 3101, 3201, 3301, 3401, 3501	0.003387	0.003547/0.3547%
B (30)	602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502, 1602, 1702, 1802, 1902, 2002, 2102, 2202, 2302, 2402, 2502, 2602, 2702, 2802, 2902, 3002, 3102, 3202, 3302, 3402, 3502	0.002944	0.003083/0.3083%
C (30)	603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903, 2003, 2103, 2203, 2303, 2403, 2503, 2603, 2703, 2803, 2903, 3003, 3103, 3203, 3303, 3403, 3503	0.002944	0.003083/0.3083%
D (30)	604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 1904, 2004, 2104, 2204, 2304, 2404, 2504, 2604, 2704, 2804, 2904, 3004, 3104, 3204, 3304, 3404, 3504	0.003437	0.003599/0.3599%
E (26)	605, 705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 1805, 1905, 2005, 2205, 2405, 2505, 2605, 2705, 2805, 2905, 3005, 3305, 3405,	0.003846	0.004028/0.4028%

Unit Type	Residential Unit Number 3505	AOAO Common Interest	Residential Unit Common Expense Allocation (Fraction/Percentage)
E (modified) (3)	2105, 2305, 3105	0.003846	0.004028/0.4028%
E-1 (1)	3205	0.003846	0.004028/0.4028%
F (9)	606, 706, 806, 906, 1006, 1106, 1206, 1306, 1406	0.002922	0.003060/0.3060%
G (9)	607, 707, 807, 907, 1007, 1107, 1207, 1307, 1407	0.002320	0.002430/0.2430%
H (9)	608, 708, 808, 908, 1008, 1108, 1208, 1308, 1408	0.003100	0.003246/0.3246%
I (30)	609, 709, 809, 909, 1009, 1109, 1209, 1309, 1409, 1509, 1609, 1709, 1809, 1909, 2009, 2109, 2209, 2309, 2409, 2509, 2609, 2709, 2809, 2909, 3009, 3109, 3209, 3309, 3409, 3509	0.003069	0.003215/0.3215%
J (26)	610, 710, 810, 910, 1010, 1110, 1210, 1310, 1410, 1510, 1610, 1710, 1810, 1910, 2010, 2110, 2210, 2310, 2410, 2510, 2610, 2710, 2810, 2910, 3010, 3110	0.002649	0.002773/0.2773%
K (17)	711, 811, 911, 1011, 1111, 1211, 1311, 1411, 1511, 1611, 1711, 1811, 1911, 2011, 2111, 2211, 2311	0.002810	0.002943/0.2943%
L (12)	2406, 2506, 2606, 2706, 2806, 2906, 3006, 3106, 3206, 3306, 3406, 3506	0.004548	0.004763/0.4763%
L-1 (7)	1506, 1606, 1706, 1806, 2006, 2206, 2306	0.004501	0.004713/0.4713%
L-1(modified -1) (1)	2106	0.004501	0.004713/0.4713%
L-1(modified -2) (1)	1906	0.004501	0.004713/0.4713%
M (12)	2408, 2508, 2608, 2708, 2808, 2908, 3008, 3108, 3208, 3308, 3408, 3508	0.003924	0.004110/0.4110%
M-1 (6)	1508, 1608, 1708, 1808, 2008, 2208	0.003952	0.004139/0.4139%

Unit Type	Residential Unit Number	AOAO Common Interest	Residential Unit Common Expense Allocation (Fraction/Percentage)
M-1(modified) (3)	1908, 2108, 2308	0.003952	0.004139/0.4139%

<sup>\*</sup>The "Residential Unit Common Expense Allocation" for certain Residential Units has been rounded so that the total "Residential Unit Common Expense Allocation" for all Residential Units equals 1 or 100%.

## **END OF EXHIBIT G-1**

#### **EXHIBIT H**

Section 1.8 -- Recreational and Other Common Facilities

THIS EXHIBIT IS NOT INTENDED TO BE A THOROUGH AND EXHAUSTIVE EXPLANATION OF THE RECREATIONAL AND OTHER COMMON FACILITIES CONTAINED IN THE DECLARATION, BYLAWS, CONDOMINIUM MAP, PROJECT RULES AND OTHER CONDOMINIUM DOCUMENTS. WHILE A PURCHASER CAN USE THIS AS A GENERAL SUMMARY, PURCHASERS SHOULD REFER TO THE CONSTITUENT DOCUMENTS OF THE PROJECT. IF ANY CONFLICT OR DIFFERENCE EXISTS BETWEEN THIS EXHIBIT AND THE DECLARATION, BYLAWS, CONDOMINIUM MAP, PROJECT RULES OR OTHER DOCUMENTS OF THE PROJECT, SUCH DOCUMENTS WILL CONTROL. CAPITALIZED TERMS USED HEREIN, UNLESS OTHERWISE DEFINED HEREIN, SHALL HAVE THE MEANINGS GIVEN TO THEM IN THE DECLARATION.

The recreational and other common facilities include mailboxes and pathways as shown on the Condominium Map, and other common elements identified in Exhibit I attached hereto.

Developer shall have the absolute right, notwithstanding the lease, sale, or conveyance of any Unit and without being required to obtain the consent or joinder of, and without notice to, any Unit Owner, lien holder, or other persons, to make other alterations in the Project (and to amend the Declaration and the Condominium Map accordingly) which make minor changes in any Unit in the Project or in the Common Elements that do not affect the physical location, design, or size of any Unit that has been sold and the conveyance thereof Recorded.

END OF EXHIBIT H

#### **EXHIBIT P**

#### Section 4.2 -- Estimate of the Initial Maintenance Fees

THIS EXHIBIT IS NOT INTENDED TO BE A THOROUGH AND EXHAUSTIVE EXPLANATION OF THE ESTIMATE OF THE INITIAL MAINTENANCE FEES CONTAINED IN THE DECLARATION, BYLAWS, CONDOMINIUM MAP, PROJECT RULES AND OTHER CONDOMINIUM DOCUMENTS. WHILE A PURCHASER CAN USE THIS AS A GENERAL SUMMARY, PURCHASERS SHOULD REFER TO THE CONSTITUENT DOCUMENTS OF THE PROJECT. IF ANY CONFLICT OR DIFFERENCE EXISTS BETWEEN THIS EXHIBIT AND THE DECLARATION, BYLAWS, CONDOMINIUM MAP, PROJECT RULES OR OTHER DOCUMENTS OF THE PROJECT, SUCH DOCUMENTS WILL CONTROL. CAPITALIZED TERMS USED HEREIN, UNLESS OTHERWISE DEFINED HEREIN, SHALL HAVE THE MEANINGS GIVEN TO THEM IN THE DECLARATION.

The Estimated Maintenance Fee Disbursements for Allure Waikiki have been compiled by Hawaiiana Management Company, a licensed property manager. Although the Managing Agent makes every effort to estimate the actual cost of operation, many factors will affect the ultimate cost of operation and certain budget items may change, including, but not limited to, insurance in view of today's insurance market which is rapidly changing due to worldwide disasters having a local effect on the reinsurance market, and other third party costs. Purchaser is aware that such amounts are only estimates and may change for reasons beyond the control of Developer, and Purchaser hereby specifically accepts and approves any such changes. Purchaser is also aware that such estimates do not include Purchaser's obligation for payment of real property taxes. Purchaser understands that such estimates are not intended to be and do not constitute any representation or warranty by Developer, including, but not limited to, any representation or warranty as to the accuracy of such estimates. Purchaser understands that Developer has not independently confirmed the accuracy or content of the estimates prepared by the licensed independent Managing Agent. Further, Developer advises that costs and expenses of maintenance and operation of a condominium community are very difficult to estimate initially and even if such maintenance charges have been accurately estimated, such charges will tend to increase in an inflationary economy and as the improvements age. Maintenance charges can vary depending on services desired by unit owners and may increase significantly depending on the level of services eventually selected by the Association's Board of Directors. Purchaser should examine the maintenance charges schedule to see what services are included in the schedule and address these issues with its Board upon its formation.

Purchasers should also be aware that the estimates provided are as of the date reflected in the Managing Agent's certification. Inasmuch as the estimates are the Managing Agent's best estimate as of the date reflected in the Managing Agent's certification, there may be an increase in the cost of operation for reasons not in the control of Developer. For example, without limitation, there may be an increase in the cost of operation due to the projected increase by the City and County of Honolulu in sewer fees by as much as one hundred fifty percent (150%) through 2014, or an increase in cost for the resident manager in view of historically low unemployment rates in the State of Hawaii, or an increase in insurance costs for a variety of reasons, or an increase due to the mere passage of time.

The estimate of the initial annual maintenance fees and monthly estimated Maintenance fees is attached hereto.

1

EXHIBIT P

## CERTIFICATE

I, the undersigned, duly sworn on oath, depose and affirm as follows:

- I am the President for Hawaiiana Management Company, Ltd., a Hawaii corporation, designated by the Developer of the Allure Waikiki condominium project (the "Project") to act as the Managing Agent for the management and administration of the Project.
- I hereby certify that the breakdown of the annual maintenance charges and the monthly estimated cost for each unit in the Project, as set forth in Exhibit "1" attached hereto and hereby incorporated herein by reference, were determined in accordance with Section 514B-148 of the Hawaii Revised Statutes and Chapter 107 of the Hawaii Administrative Rules, and are reasonable estimates for the one-year period commencing April 2012, based on generally accepted accounting principles.
- As permitted pursuant to Section 514B-148(b), new associations need not collect estimated reserves until the fiscal year which begins after the association's first annual meeting. The Developer has conducted a reserve study for the Project.

DATED: Honolulu, Hawaii, this 2<sup>nd</sup> day of April, 2012.

Subscribed and sworn to before me this 2ND day of April, 2012.

State of Hawaii City & County of Honolulu

Date: April 2, 2012 # of Pages: 15

Doc. Description: Certificate of Managing Agent & Estimated

Annual Disbursements for: Allure Waikiki

Notary Signature ()

Name: Stephanie M. Angle

No. & Expiration: 10-134

My commission expires: 6/13/2014

First Circuit, State of Hawaii

SIS TO-SUSSI PEOFH NOTARY CERTIFICATION

## 2012 Monthly Cash Operating Budget For

## ALLURE WAIKIKI

Approved by Board of Directors on October 11, 2011

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DESCRIPTION REVENUE	JAN 2012	FEB 2012	MAR 2012	APR 2012	MAY	JUNE	JULY	AUG	SEPT	OCT	NOY	DEC	ANNUAL
MAINTENANCE FEES	220,500	220,500	220,500	220,500	2012 229,500	2012 220,500	2012	2012	2012	2012	2012	2012	TOTAL
ELECTRICITY REIMB	30,000	30,000	30,000				220,500	220,500	220,500	220,500	220,500	220,500	2,646,000
INVESTMENT INTEREST				30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	360,000
TOTAL REVENUE	250 250,750	250	250	250	250	250	250	250	250	250	250	250	3,000
TOTAL REVENUE	450,750]	250,750	250,750	250,750	250,750	250,750	250,750	250,750	250,750	250,750	250,750	250,750	3,009,000
TMChr amyrio													
UTILITIES	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
ELECTRICITY	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	1,080,000
TV CABLE	18,500	18,500	18,500	18,500	18,500	18,500	18,500	18,500	18,500	18,500	18,500	18,500	222,000
WATER	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	72,000
SEWER	14,000	14,000	14,000	14,000	14,006	14,000	14,000	14,000	14,000	14,000	14,000	14,000	168,000
GAS	170	170	170	170	170	170	170	170	170	170	170	170	2,040
TELEPHONE	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
TOTAL UTILITIES	129,920	129,920	129,920	129,920	129,920	129,920	129,920	129,920	129,920	129,920	129,920	129,920	1,559,040
CONTRACT SERVICES	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
AIR CONDITIONING	1,270	1,270	1,278	1,270	1,270	1,270	1,270	1,270	1,270	1,270	1,270	1,270	15,240
WINDOW CLEANING			5,001			5,001			5,001			5,001	20,004
ELEVATOR					2,360	2,360	2,360	2,360	2,360	2,360	2,360	2,360	18,880
PEST CONTROL	525	525	525	525	525	525	525	525	525	525	525	525	6,300
REFUSE	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
MECHANICAL SYSTEMS	300	300	300	300	300	300	300	300	300	300	300	300	3,600
TOTAL CNTRCT SVCS	4,595	4,595	9,596	4,595	6,955	11,956	6,955	6,955	11,956	6,955	6,955	11,956	94,024
MAINTENANCE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
AIR CONDITIONING	500	500	500	500	500	500	500	500	500	500	500	500	6,000
CLEANING SUPPLIES	825	825	825	825	825	825	825	825	825	825	825	825	9,900
ELEVATOR	300	300	300	300	300	300	300	300	300	300	300	300	3,600
GROUNDS	4,050	4,050	4,050	4,050	4,050	4,050	4,050	4,050	4,050	4,050	4,050	4,050	\$8,600
ELECTRICAL/LIGHTING	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
PLUMBING	200	200	200	200	200	200	200	200	200	200	200	200	2,400
POOL/POND	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	12,600
PAINT SUPPLIES	300	300	300	300	300	300	300	300	300	300	300	300	3,600
FIRE SYSTEMS	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	15,900
BUILDING REPAIRS	500	500	500	500	500	500	500	500	500	500	500	500	6,000
MISC RPRS & PURCHS	1,000	1,000	1,000	1,000	000,1	1,000	1,000	1,006	1,000	1,000	1.000	1.000	12,000
TOOLS	200	200	200	200	200	200	208	200	200	200	200	200	2,400
TOTAL MAINTENANCE	11.500	(1.500	11,500	11.500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	138,000
	11,000	r i joritij	1150001	(1,5ut)	11,500	11,100	11,000	11,300	11,300	11,500	11,500	11,500	138,000

DESCRIPTION	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	ANNUAL
PROFESSIONAL SVCS	2012	2012	2012	2012	2012	2012	2012	2012	2012	2012	2012	2012	TOTAL
ADMIN SUPPLIES & SVCS	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
AOAO OFFICE SUPPLIES	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,600	12,000
EDUCATION EXPENSE	400	400	400	400	400	400	400	400	400	400	400	400	4,800
MANAGEMENT SRVCS	6,325	6,325	6,325	6,325	6,325	6,325	6,325	6,325	6,325	6,325	6,325	6,325	75,895
AUDIT		1,656											1,656
LEGAL FEES GENERAL	500	500	500	500	500	500	500	500	500	500	500	500	6,000
SECURITY SERVICES	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	180,000
CONCIERGE SERVICES	8,901	8,901	8,901	8,901	8,901	8,901	8,901	8,901	8,901	8,901	8,901	8,901	106,812
TOTAL PROF. SERVICES	34,126	35,782	34,126	34,126	34,126	34,126	34,126	34,126	34,126	34,126	34,126	34,126	411,163
PAYROLL & BENEFITS	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
P/R - MANAGER	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	65,004
P/R - MAINTENANCE / JANITORIAL	16,198	16,198	16,198	16,198	16,198	16,198	16,198	16,198	16,198	16,198	16,198	16,198	194,376
P/R - AMBASSADORS	11,575	11,575	11,575	11,575	11,575	11,575	11,575	11,575	11,575	11,575	11,575	11,575	138,900
P/R - ADMIN	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180	38,160
WORKERS COMP				15,000									15,000
TDI	450			450			450			450			1,800
HEALTH CARE	5,600	5,609	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	67,200
PAYROLL TAXES	4,475	4,475	4,475	4,475	4,475	4,475	4,475	4,475	4,475	4,475	4,475	4,475	53,700
PAYROLL PREP	210	210	210	210	210	210	210	210	210	210	210	210	2,520
RM APT RENT	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
PAYROLL TAX ON RM RENT	1,133	1,133	1,133	1,133	1,133	1,133	1,133	1,133	1,133	1,133	1,133	1,133	13,596
GM BONUS												8,000	8,000
TOTAL P/R & BENEFITS	50,738	50,288	50,288	65,738	50,288	50,288	50,738	50,288	50,288	50,738	50,288	58,288	628,256
OTHER EXPENSES	JAN	FEB	MAR	APR	MAY	JUNE	JULY.	AUG	SEPT	OCT	NOV	DEC	TOTAL
PROPERTY INSURANCE					162,276			1					162,276
INSURANCE-FLOOD					67,680								67,680
UNINSURED EXPENSES	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
TOTAL OTHER EXP.	1,000	1,000	1,000	1,000	230,956	1,000	1,000	1,000	1,000	1,000	1,000	1,000	241,956
TOTAL OP EXPENSE	231,879	233,085	236,430	246,879	463,745	238,790	234,239	233,789	238,790	234,239	233,789	246,790	3,072,439
LOAN PAYMENTS													
TRANSFER TO RESERVES	-15,860	l		-15,860			-15,860			-15,860			-63,439

	ALL HOE WA	IVIVI VEAD 1	014 negras	V DDO LECTO							
		KIKI YEAR 2						1		T	Page 4
COST NOW and NORM Life values are best estimates by	=		ubouere sice es					!		· · · · ·	
It may be advisable to employ an expert to evaluate those p	ľ		·			UND STATUS - CO		· · · · · · · · · · · · · · · · · · ·	M. PEE	RESERVE.	MAINT.
Pirst Plan Year - Calendar	2012	Reference Year	2081	THE MODEL'S FI			T	2011 Delitit	CILANGE	CONTRIB	FEES
Final Plan Year	2031			Recommended R		· · · · · · · · · · · · · · · · · · ·	100%	(269,342)	6%	86,448	2,804,919
2011 Maintenance Fees	2,646,000	2012 Maint Fees	2,646,000	Target Reserve F			50%	(469,671)	-8.19%	(291,780)	2,426,699
2011 Other Income	170,000	2012 Othr inc	363,000	Minimum Reserv			50%	(469,571)	-8%	(291,780)	2,426,699
2011 Operating Expenses	-2,574,096	2012 Exp	-3,072,439	EOY 2012 Fundi:	ng % (	Approved Le	78,99%			(72,479)	2,646,000
1011 Reserve Contribution	241,904	2012 Contribution	-63,439	Condition Codes	<u></u>	Source Codes	L	-	Source Codes		
Projected Reserves At Start of 2012	670,800	Target Funding 1	50%	EXCELNT	E	Contractor Pro	posel	11	Cost at Similar	Project	
Projected Reserve % at Start of 2012	167.2%	Tgt Ana Contrib	174,975	GOOD	C	Contractor Est	mate		Statistical Guid	eline	6
Minimum Inflation	2.0%	Reg Contrib-Tet	(194,696)	FAIR	F	Engineer/Areis	Estimate	3	laffate First Year		Yes
Projected Savings Interest	1.0%	App. % Change		POOR	P	Cost When Las	l Done	4			
CAPITAL INVENTORY		NORM	DONE	LAST	со	NEXT	COST	cosr	FUNDING	EOY	
ITEM	ADJUSTMENT	LIFE	LAST	cost	ND	DUE DATE	МОМ	SRC	RQMNT	RES	DEFICIT
Painting-Interior Halls-Non Reoccuring (S		99	1913		P	2012	7,000		6,929	6,929	
Concrete Walls in Garage-Seal Surface		2	2010		G	2012	1,500		750	750	
Stairwell Lighting-Replace		2	2010		F	2012	500	i	250	250	
Lighting-Upgrade 2012-Non Reoccuring		99	1914		P	2013	30,000		29,394	29,394	-
Security System Upgrade-Non Reoccuring		99	1914		G	2013	30,000		29,394	29,394	
Wood Refinishing-General		3	2010		C	2013	10,000		3,333	3,333	
Parking Lot-Striping		3	2010		F	2013	2,500		833	833	
Wood Refinishing-Lobby		5	2010		G	2015	10,000		2,000	2,000	******
irrigation-Repairs		5	2010		F	2015	8,500		1,700	1,700	
Carpentry Repairs		5	2010		G	2015	5,000		1,000	1,700	
Maintenance Equipment-General		5	2010		G	2015	5,000		1,000	1,000	
Sprinkler System Garage-Repairs		5	2010		G	2015	5,000	——— <u>—</u>	1,000		
Sprinkler System Tower-Repairs	<del> </del>	5	2010		G	2015				1,000	
Fire Control Stations			2010		G		5,000		1,000	1,000	
<del></del>		5				2015	4,500		900	900	
Flagstone/Slate-Recreation Level Walkwa	y <b>s</b>	5	2010		G	2015	3,600		710	720	
Equipment-Managers Office			2010		G	2015	3,500	-	700	700	
Painting-Interior Halls-Walls		6	2010		G	2016	81,900		13,650	13,650	
Heat Pumps -Pool Heaters		6	2010		G	2016	24,000		4,000	4,000	
Heat Pump - Jacuzzi Heater		66	2010		G	2016	6,500		1,083	1,083	
Asphalt Slurry Seal		6	2010		F	2016	5,250		875	875	
Front Desk-Equipment		6	2010		G	2016	5,000		833	833	
WaterScape-Fountain-Equipment		6	2010		F	2016	4,500		750	750	
Radios & Charging Stations-Staff		6	2010		G	2016	3,600		600	600	
Carpet-Lobby Managera Office		6	2010		G	2016	2,520		420	420	
TV- Flat Screeπ-Fitness Conter		6	2010	Li	F	2016	1,800		300	300	
Tile Replace - Community Center		6	2011		G	2017	10,600				
Gas Fireplace-Replacement		6	2011		F	2017	2,500				
TV- Flat Screen-Community Center		6	1102		G	2017	2,000				
Eliptical Machines-Replace-Life Fitness		8	2010		G	2018	15,000		1,875	1,875	
Treadmills-Replace		8	2010		G	2018	10,500		1,313	1,313	
Eliptical Machines-Replace-Precor		8	2010		G	2018	7,000		875	875	
Stationary Bicycles-Replace		8	2010		G	2018	6,000		750	750	
Leg Press-Replace		В	2010	i i i i i i i i i i i i i i i i i i i	G	2018	4,500		563	563	
Signage-General		8	2010		F	2018	4,500		563	563	,
Chest Press-Replace		8	2010		** *-	2018			,		
Lat Pulldown-Replace		8	2010		G	2018	4,000		500	500	<del>-</del>
Free Gilde Bench - Workout Machine					G		3,500		438	438	
Free Weights-Replace		8	2010		G	2018	3,000		375	375	
		8	2010		G	2018	3,800		375	375	
Log Extension Machine-Replace		8	2010		C	2018	3,000		375	375	
Shoulder Press-Replace		8	2010		G	2018	2,200		275	275	
Fence-6 Foot High Chain Link		8	2010		G	2018	2,000		250	250	
Leg Curl-Replace		8	Z010	ļ	G	2018	2,000		250	250	
Painting-High Rise Exterior	·	10	2010	· · · · · · · · · · · · · · · · · · ·	F.	2020	640,200		64,020	64,020	
Carpet Flooring-Corridors 7TH-35TH		10	2010	i	F	2020	243,000		24,300	24,300	
Pool Furniture		10	2010		G	2028	80,000		8,000	8,000	
Plumbing Repairs - General		10	2010		G	2020	30,000		3,009	3,000	
Enterphone-Building		10	2010		G	2020	19,500		1,950	1,950	
WaterScape-Fountain-Repairs		10	2010		F	2020	8,000		800	800	
Water Founatins-Fitness Center		10	2010		F	2020	7,000		700	700	
20140OT12** approved 3/30/2012							.,,				

		<del>,                                     </del>		<del></del>	,			T			
CAPITAL INVENTORY		NORM	DONE	LAST	co	NEXT	COST	cost	FUNDING	EOY	
ITEM	ADJUSTAIENT	LIFE	LAST	COST	GN	DUE DATE	WON	SRC	RQMINT	RES	DEFICIT
Enterphone-Parking		. 10	2010		G	2020	6,000		600	600	
Elevator Cab Refurbish-Tower		12	2010		G	2022	105,000		8,750	8,750	
Trellis Coverings-6TH Floor		12	2010		F	2022	72,000		6,000	6,000	
Furnishings-Corridors		12	2010		G	2022	40,000		3,333	3,333	· 
Painting-Interior Halls-Calling		12	2010		G	2022	21,200		1,767	1,767	
Air Conditioner-Main Lobby	J	12	2010		G	2022	20,000		1,667	1,667	
BBQ Grili Stations		12	2010		P	2022	17,580		1,458	1,458	
Fire Doors		12	2010		G	2022	15,000		1,250	1,250	
Appliances-Community Room		12	2010		G	2022	12,000		1,000	1,000	
Lighting-Pole Lights		12	2010		F	2022	12,000		1,000	1,000	
Renovation-Fitness Center		12	2010		G	2022	10,000		833	833	ч
Lighting-Emergency-Battery Backup Syst		12	2010		G	2022	8,000		667	667	
Pool Gate-Repairs		12	2010	····	G	2022	8,000		667	667	
Furnishings-Lobby Managers Office	**	12	2010		G	2022	7,500		625	625	
Fencing-Security Parking Garage		12	2010		G	2022	6,500		542	542	
Fencing-General Repairs	·	12	2010		G	2022	6,000		500	500	
Pool Equipment-Pumps/Filters		12	2010		F	2022					
Signage-Main Entry		12	2010		G	2022	5,000		417	417	
				<u> </u>	1		5,000		417	417	
Air Conditioner - Maintenance Room A/C		12	2010		G	2022	4,500		375	375	
Air Conditioner-Community Center		12	2010	1	G	2022	4,500		375	375	
Air Conditioner-Elevator Equipment Roon		12	2010		G	2022	4,500		375	375	
Air Conditioner-Mail Room		12	2010		G	2022	4,500		375	375	
Pool Area-Outdoor Shower-Replace		12	2019		F.	2022	4,500		375	375	,
Air Conditioner-Trash Room		12	2010	ļ	G	2022	3,200	-	267	267	
Fire Doors-HECO		12	2010		G	2022	3,000		250	250	
Parking Gate FOB Systems		12	2010		F	2022	2,500		208	208	
Furnishings-Employee Lounge Room		12	2010		F	2022	1,200		100	100	
Spa Equipment-Pumps/Filters		12	2010		G	2022	1,200		100	100	
Furnishings-Lobby		12	2011		G	2023	50,000	·		·	
Furnishings-Community Room		12	2011		F	2023	12,000				
Railings-Balcony Lanai		14	2010		G	2024	10,000	L	714	714	
Electrical Sub Metering System		15	2010		G	2025	261,900		17,460	17,460	
Cooling Tower-Roof		15	2010		G	2025	85,000		5,667	5,667	
Lighting-Sconces-Replace		15	2010		F	2025	45,000		3,000	3,000	
Roofing-Torch On		15	2010		F	2025	17,500		1,167	1,167	
Pool Equipment-Jet Pump Spa		15	2010		F	2025	4,500		300	300	
Lighting-Corridor		18	2010		G	2028	100,000		5,556	5,556	
Lighting-Lobby		18	2010		G	2028	50,000		2,778	2,778	
Employee-Lockers		18	2010		G	2028	4,000	**   ** *   1.4 · /*	222	222	
VFD CWP (Chill Water)		20	2010	<del></del>	G	2030	96,000		4,800	4,800	
Fire Alarm System-Modernize		20	2018		G	2030	75,000	· • • • • • • • • • • • • • • • • • • •		3,750	
Lighting-Parking Structure		20	2010		7	2030	65,000		3,750	3,250	
VFD Cooling Tower		20	2010		G	2030	64,000		3,250		
Pool Deck-Slate Tile Replace					G	2030			3,200	3,200	
<del></del>		20	2010		ļ		50,000		2,500	2,500	·····
Pumps-Secondary Chilled Water 50HP		20	2010		G	2030	50,000		2,500	2,500	<del></del>
Restroom Renovation-Fitness Center		20	2010		G	2030	44,000		2,200	2,200	
Gutters & Downspouts-Aluminum		20	2010		G	2030	42,500	· <b>-</b> ·	2,125	2,125	
Pumps-Primary Chilled Water 30HP	·		2010		G	2030	36,000		1,800	1,800	
Trash Chute Door Replacement		20	2010		G	2030	35,000		1,750	1,750	
Parking Garage Gates-Curtain		20	2010		F	2030	32,060		1,600	1,600	
Tile-Lobby Level-Exterior		20	2010		G	2030	31,400		1,570	1,570	
Pump-Domestic Water 25 HP		20	2010		G	2030	30,000		1,500	1,500	
Security-Surveillance System	<u>-</u>	20	2010		G	2030	30,000		1,500	1,500	
Waterproofing-Recreation Deck Planter B		20	2010		F	2030	30,000	-	1,500	1,500	
Lobby Entry Doors-Replace		20	2010		G	2030	28,000		1,400	1,400	
Lobby Entry Doors-Replace		20	2010		G	2030	28,000		1,400	1,400	
Roofing-Decra Shingle		20	2010		F	2030	28,000		1,400	1,400	
Exhaust Fan-Residential Units		20	2010		G	2030	20,000		1,000	1,000	
Parking Garage Gates-Motor		20	2010	· ·	F	2030	20,000		1,000	1,000	
Plate Heat Exchangers-Level 1		20	2010		G	2030	20,090		1,000	1,000	
Pool Re-Plaster	~ · · · · · · · · · · · · · · · · · · ·	20	2010		G	2030	20,000		1,000	1,000	
Pump-Domeatic Water 15 HP					1		~		3		
Leuch-ndiusate Asset 19 Nh		20	2010		G	2030	20,000		1,000	1,000	

CAPITAL INVENTORY		NORM	DONE	LAST	ço	HEXT	cost	COST	FUNDING	EOY	
STEAS .	ADJUSTMENT	LIFE	LAST	COST	ND	DUE DATE	WQN	SRC	ROMNT	RES	DEFICIT
Restroom Renovation-Lobby		20	2010		F	2030	20,000		1,000	1,000	
Lighting-Landscape		20	2010		F	2030	18,000		900	900	
Loading Zone Gates-Curtain		20	2010		F	2030	16,000		800	800	
Asphalt Overlay		20	2010		G	2030	11,550		578	578	
Tile-Parking Area Flagstone		20	2010		G	2030	10,400		520	\$20	
Fire Extingishers-Replace		20	2010		G	2030	10,000		500	500	
Loading Zone Gates-Motor		20	2010		F	2030	19,000		500	500	
Pool Re-Tile		20	2010		G	2030	10,000		500	500	
Restroom Renovation-Community Center		20	2010		G	2030	10,000		500	500	
Tile Repairs-Exposed Walkways Upper Flo		20	2010		G	2030	10,000		500	500	
BackFlow Preventer-Main 12"		20	2010		G	2030	8,500		425	425	
Pump-Condenser for Cooling Tower		20	2010		G	2030	8,500		425	425	
Tile Replace-Corridor 6TH Floor-Recreation		20	2010		G	2030	7,700		385	385	
Fan-Parking Garage Supply&Exhaust		20	2010		G	2039	7,500		375	375	
Tile-Flagstone Park Walkways		20	2010		C	2030	5,000		250	250	
Wall Louvers-Mechanical Room-Repairs		20	2010		G	2030	5,000		250	250	
BackFlow Preventer-Rooftop 4"		20	2010		G	2030	4,500		225	225	
Equipment-Recreational Storage		20	2010		G	2030	4,000		200	200	
Jacuzzi Re-Plaster	41	20	2010		C	2030	4,000		200	200	
Jacuzzi Re-Tile		20	2010		G	2030	2,500		125	125	
Tile-Lobby-Replace		20	2011		G	2031	100,000				***************************************
Renovation-Community Center-Kitchen		20	2013		G	2031	18,000				
Front Desk-Remodel		20	2011		G	2031	15,000		į		
Elevator Landings-Residential Floors Ref		25	2010		G	2035	232,000		9,280	9,280	
Electrical Transformers-Replace		25	2010		G	2035	63,800		2,552	2,552	
Concrete Spail Repair		25	2010		G	2035	50,000		2,000	2,000	
Electrical Main Switch		25	2010		С	2035	25,000		1,000	1,000	
Elevator Lobby Landing Refurbishment		25	2010		G	2035	16,000		640	640	
Trash Chute Re-Line		25	2010		F	2035	13,500		540	540	
Elevator Tower 1-3 Modernization		30	2010		G	2040	825,000		27,500	27,500	
Window Caulking/Glazing		30	2010		P	2040	275,000		9,167	9,167	
Pumps-Fire Diesel		30	2010		G	2040	65,000		2,167	2,167	
Maii Boxes-Aluminum Gang Type		30	2010		G	2040	25,500		850	850	
Fan-Stairweil (SPF)		30	2010		G	2040	10,000		333	333	
Fuel Tank-Diesel Fire Pump		30	2010		G	2040	5,000		167	167	
Generator-Emergency Diesel		45	2010		G	2055	200,000		4,444	273,787	-269,342
2011 End Yr Totals							5,446,720		400,658	670,000	(269,342)

## Board Approved 2012 Cash Flow Plan

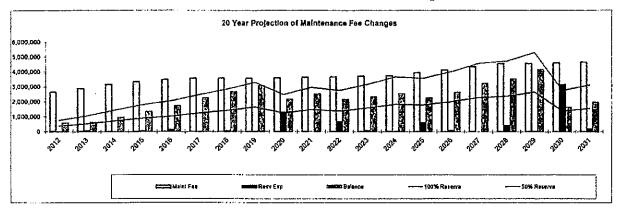
## Prepared By: MARC UDOFF and Hawaiiana Management Company, Ltd

## Maintenance Fee Plan to Accomplish All Known Improvements and Repairs For Next 20 Years

## At the Beginning of Calendar Year 2012, ALLURE WAIKIKI Will Be 167.2 Percent Funded.

Assumed Rate of Inflation: 2%

Assumed Savings Interest Rate: 1%



Contingency	Reserve Fur	\$0									
CY	Starting	-Reserve	-Lasn	-Operating	+5laint.	+Other	+Interest	=Ending	% Mulut. Fee	Net Reserve	Percent
Year	Balance	Expense	Payments	Expenses	Fers	Income	Incunie	Ralance	Change	Contrib,	Funded
2012	670,000	9,040	0	3,072,439	2,646,000	363,000	Included	597,521	0.0%	(72,479)	79%
2013	597,521	73,005	0	3,133,888	2,884,140	360,000	6,161	640,929	9.0%	37,247	50%
2014	640,929	2,123	0	3,196,566	3,172,554	360,000	8,079	982,873	10.0%	333,865	68%
2015	982,873	54,230	0	3,260,497	3,331,182	360,000	11,711	1,371,039	5.0%	376,455	76%
2016	1,371,039	165,136	0	3,325,707	3,497,741	360,000	15,545	1,753,481	5.0%	366,898	85%
2017	1,753,481	17,004	0	3,392,221	3,567,696	360,000	20,127	2,292,079	2.0%	518,47Œ	93%
2018	2,292,079	82,933	0	3,460,066	3,567,696	360,000	24,844	2,701,620	0.0%	384,697	95%
2019	2,701,620	14,646	0	3,529,267	3,567,696	360,000	28,935	3,114,338	9,0%	383,783	94%
2020	3,114,338	1,297,631	0	3,599,852	3,603,373	360,000	26,473	2,206,700	1.0%	(934,111)	89%
2021	2,206,700	0	0	3,671,849	3,639,406	360,000	23,705	2,557,962	1.0%	327,557	87%
2022	2,557,962	688,662	0	3,745,286	3,675,800	360,000	23,589	2,183,403	1.0%	(398,148)	79%
2023	2,183,403	97,780	0	3,820,192	3,712,558	360,000	22,607	2,360,596	1.0%	154,586	75%
2024	2,360,596	15,522	0	3,896,596	3,749,684	360,000	24,594	2,582,756	1.0%	197,566	71%
2025	2,582,756	628,732	0	3,974,528	3,937,168	360,000	24,297	2,300,961	5.0%	(306,092)	65%
2026	2,300,961	97,168	0	4,054,018	4,134,027	360,000	24,724	2,668,525	5,0%	342,840	67%
2027	2,668,525	0	. 0	4,135,099	4,340,728	360,000	29,513	3,263,668	5.0%	565,629	71%
2028	3,263,668	425,066	0	4,217,801	4,557,764	360,000	34,011	3,572,577	5.0%	274,898	76%
2029	3,572,577	21,565	0	4,302,157	4,557,764	360,000	38,696	4,205,315	0.0%	594,043	79%
2030	4,205,315	3,152,318	0	4,388,200	4,603,342	360,000	29,167	1,657,307	1.0%	(2,577,176)	60%
2031	1,657,307	216,205	0	4,475,964	4,649,375	360,000	18,159	1,992,672	1.0%	317,207.	64%

Unit Type	Unit Nos.	AOAO Common Interest	Residential Common Interest	Monthly Fee	Yearly Total
Commercial		4.5114%	Common interest	monday ree	really rotal
Unit (*)		4.011470			
A	701	0.3387%	0.3547%	\$782.11	\$9,385.36
A	801	0.3387%	0.3547%	\$782.11	\$9,385.36
A	901	0.3387%	0.3547%	\$782.11	\$9,385.36
A	1001	0.3387%	0.3547%	\$782.11	\$9,385.36
A	1101	0.3387%	0.3547%	\$782.11	\$9,385.36
Â	1201	0.3387%	0.3547%	\$782.11	\$9,385.36
A	1301	0.3387%	0.3547%	\$782.11	\$9,385.36
A	1401	0.3387%	0.3547%	\$782.11	\$9,385.36
A	1501	0.3387%	0.3547%	\$782.11	\$9,385.36
A	1601	0.3387%	0.3547%	\$782.11	\$9,385.36
A	1701	0.3387%	0.3547%	\$782.11	\$9,385.36
A	1801	0.3387%	0.3547%	\$782.11	\$9,385.36
A	1901	0.3387%	0.3547%	\$782.11	\$9,385.36
Ā	2001	0.3387%	0.3547%	\$782.11	\$9,385.36
A	2101	0.3387%	0.3547%	\$782.11	\$9,385.36
A	2201	0.3387%	0.3547%	\$782.11	\$9,385.36
A	2301	0.3387%	0.3547%	\$782.11	\$9,385.36
Ā	2401	0.3387%	0.3547%	\$782.11	\$9,385.36
Ä	2501	0.3387%	0.3547%	\$782.11	\$9,385.36
Ä	2601	0.3387%	0.3547%	\$782.11	\$9,385.36
A	2701	0.3387%	0.3547%	\$782.11	\$9,385.36
A	2801	0.3387%	0.3547%	\$782.11	\$9,385.36
A	2901	0.3387%	0.3547%	\$782.11	\$9,385.36
Ā	3001	0.3387%	0.3547%	\$782.11	\$9,385.36
A	3101	0.3387%	0.3547%	\$782.11	\$9,385.36
Ä	3201	0.3387%	0.3547%	\$782.11	\$9,385.36
Ä	3301	0.3387%	0.3547%	\$782.11	\$9,385.36
A	3401	0.3387%	0.3547%	\$782.11	\$9,385.36
A	3501	0.3387%	0.3547%	\$782.11	\$9,385.36
В	602	0.2944%	0.3083%	\$679.80	\$8,157.62
В	702	0.2944%	0.3083%	\$679.80	\$8,157.62
В	802	0.2944%	0.3083%	\$679.80	\$8,157.62
В	902	0.2944%	0.3083%	\$679.80	\$8,157.62
В	1002	0.2944%	0.3083%	\$679.80	\$8,157.62
В	1102	0.2944%	0.3083%	\$679.80	\$8,157.62
B	1202	0.2944%	0.3083%	\$679.80	\$8,157.62
В	1302	0.2944%	0.3083%	\$679.80	\$8,157.62
В	1402	0.2944%	0.3083%	\$679.80	\$8,157.62

Unit Type	Unit Nos.	AOAO Common			
		Interest	Residential		
			Common Interest	Monthly Fee	Yearly Total
В	1502	0.2944%	0.3083%	\$679.80	\$8,157.62
В	1602	0.2944%	0.3083%	\$679.80	\$8,157.62
В	1702	0.2944%	0.3083%	\$679.80	\$8,157.62
В	1802	0.2944%	0.3083%	\$679.80	\$8,157.62
В	1902	0.2944%	0.3083%	\$679.80	\$8,157.62
8	2002	0.2944%	0.3083%	\$679.80	\$8,157.62
В	2102	0.2944%	0.3083%	\$679.80	\$8,157.62
В	2202	0.2944%	0.3083%	\$679.80	\$8,157.62
В	2302	0.2944%	0.3083%	\$679.80	\$8,157.62
В	2402	0.2944%	0.3083%	\$679.80	\$8,157.62
В	2502	0.2944%	0.3083%	\$679.80	\$8,157.62
В	2602	0.2944%	0.3083%	\$679.80	\$8,157.62
В	2702	0.2944%	0.3083%	\$679.80	\$8,157.62
В	2802	0.2944%	0.3083%	\$679.80	\$8,157.62
В	2902	0.2944%	0.3083%	\$679.80	\$8,157.62
В	3002	0.2944%	0.3083%	\$679.80	\$8,157.62
В	3102	0.2944%	0.3083%	\$679.80	\$8,157.62
В	3202	0.2944%	0.3083%	\$679.80	\$8,157.62
В	3302	0.2944%	0.3083%	\$679.80	\$8,157.62
В	3402	0.2944%	0.3083%	\$679.80	\$8,157.62
В	3502	0.2944%	0.3083%	\$679.80	\$8,157.62
C	603	0.2944%	0.3083%	\$679.80	\$8,157.62
С	703	0.2944%	0.3083%	\$679.80	\$8,157.62
С	803	0.2944%	0.3083%	\$679.80	\$8,157.62
С	903	0.2944%	0.3083%	\$679.80	\$8,157.62
С	1003	0.2944%	0.3083%	\$679.80	\$8,157.62
С	1103	0.2944%	0.3083%	\$679.80	\$8,157.62
С	1203	0.2944%	0.3083%	\$679.80	\$8,157.62
С	1303	0.2944%	0.3083%	\$679.80	\$8,157.62
С	1403	0.2944%	0.3083%	\$679.80	\$8,157.62
С	1503	0.2944%	0.3083%	\$679.80	\$8,157.62
С	1603	0.2944%	0.3083%	\$679.80	\$8,157.62
C	1703	0.2944%	0.3083%	\$679.80	\$8,157.62
С	1803	0.2944%	0.3083%	\$679.80	\$8,157.62
Č	1903	0.2944%	0.3083%	\$679.80	\$8,157.62
C	2003	0.2944%	0.3083%	\$679.80	\$8,157.62
C	2103	0.2944%	0.3083%	\$679.80	\$8,157.62
C	2203	0.2944%	0.3083%	\$679.80	\$8,157.62
C	2303	0.2944%	0.3083%	\$679.80	\$8,157.62
C	2403	0.2944%	0.3083%	\$679.80	\$8,157.62

Unit Type	Unit Nos.	AOAO Common	1		
		Interest	Residential		
	2.72.7		Common Interest	Monthly Fee	Yearly Total
<u>C</u>	2503	0.2944%	0.3083%	\$679.80	\$8,157.62
С	2603	0.2944%	0.3083%	\$679.80	\$8,157.62
С	2703	0.2944%	0.3083%	\$679.80	\$8,157.62
С	2803	0.2944%	0.3083%	\$679.80	\$8,157.62
C	2903	0.2944%	0.3083%	\$679.80	\$8,157.62
С	3003	0.2944%	0.3083%	\$679.80	\$8,157.62
С	3103	0.2944%	0.3083%	\$679.80	\$8,157.62
С	3203	0.2944%	0.3083%	\$679.80	\$8,157.62
С	3303	0.2944%	0.3083%	\$679.80	\$8,157.62
С	3403	0.2944%	0.3083%	\$679.80	\$8,157.62
С	3503	0.2944%	0.3083%	\$679.80	\$8,157.62
D	604	0.3437%	0.3599%	\$793.58	\$9,522.95
D	704	0.3437%	0.3599%	\$793.58	\$9,522.95
D	804	0.3437%	0.3599%	\$793.58	\$9,522.95
D	904	0.3437%	0.3599%	\$793.58	\$9,522.95
D	1004	0.3437%	0.3599%	\$793.58	\$9,522.95
D	1104	0.3437%	0.3599%	\$793.58	\$9,522.95
D	1204	0.3437%	0.3599%	\$793.58	\$9,522.95
D	1304	0.3437%	0.3599%	\$793.58	\$9,522.95
D	1404	0.3437%	0.3599%	\$793.58	\$9,522.95
D	1504	0.3437%	0.3599%	\$793.58	\$9,522.95
Ď	1604	0.3437%	0.3599%	\$793.58	\$9,522.95
D	1704	0.3437%	0.3599%	\$793.58	\$9,522.95
D	1804	0.3437%	0.3599%	\$793.58	\$9,522.95
D	1904	0.3437%	0.3599%	\$793.58	\$9,522.95
D	2004	0.3437%	0.3599%	\$793.58	\$9,522.95
D	2104	0.3437%	0.3599%	\$793.58	\$9,522.95
D	2204	0.3437%	0.3599%	\$793.58	\$9,522.95
D	2304	0.3437%	0.3599%	\$793.58	\$9,522.95
D	2404	0.3437%	0.3599%	\$793.58	\$9,522.95
D	2504	0.3437%	0.3599%	\$793.58	\$9,522.95
D	2604	0.3437%	0.3599%	\$793.58	\$9,522.95
<u>D</u>	2704	0.3437%	0.3599%	\$793.58	\$9,522.95
D	2804	0.3437%	0.3599%	\$793.58	\$9,522.95
D	2904	0.3437%	0.3599%	\$793.58	\$9,522.95
D	3004	0.3437%	0.3599%	\$793.58 \$793.58	\$9,522.95
<u>D</u>	3104	0.3437%	0.3599%	\$793.58	\$9,522.95 \$9,522.95
D	3204	0.3437%	0.3599%		
D	3304			\$793.58 \$703.59	\$9,522.95 \$0,522.05
<del></del>	<del></del>	0.3437%	0.3599%	\$793.58	\$9,522.95
D	3404	0.3437%	0.3599%	\$793.58	\$9,522.95

Unit Type	Unit Nos.	AOAO Common			
		Interest	Residential		
			Common Interest	Monthly Fee	Yearly Total
D	3504	0.3437%	0.3599%	\$793.58	\$9,522.95
E	605	0.3846%	0.4028%	\$888.17	\$10,658.09
E	705	0.3846%	0.4028%	\$888.17	\$10,658.09
E	805	0.3846%	0.4028%	\$888.17	\$10,658.09
E	905	0.3846%	0.4028%	\$888.17	\$10,658.09
E	1005	0.3846%	0.4028%	\$888.17	\$10,658.09
E	1105	0.3846%	0.4028%	\$888.17	\$10,658.09
E	1205	0.3846%	0.4028%	\$888.17	\$10,658.09
E	1305	0.3846%	0.4028%	\$888.17	\$10,658.09
E	1405	0.3846%	0.4028%	\$888.17	\$10,658.09
E	1505	0.3846%	0.4028%	\$888.17	\$10,658.09
E	1605	0.3846%	0.4028%	\$888.17	\$10,658.09
E	1705	0.3846%	0.4028%	\$888.17	\$10,658.09
E .	1805	0.3846%	0.4028%	\$888.17	\$10,658.09
E	1905	0.3846%	0.4028%	\$888.17	\$10,658.09
E	2005	0.3846%	0.4028%	\$888.17	\$10,658.09
E	2205	0.3846%	0.4028%	\$888.17	\$10,658.09
E	2405	0.3846%	0.4028%	\$888.17	\$10,658.09
E	2505	0.3846%	0.4028%	\$888.17	\$10,658.09
E	2605	0.3846%	0.4028%	\$888.17	\$10,658.09
· E	2705	0.3846%	0.4028%	\$888.17	\$10,658.09
E	2805	0.3846%	0.4028%	\$888.17	\$10,658.09
E	2905	0.3846%	0.4028%	\$888.17	\$10,658.09
E	3005	0.3846%	0.4028%	\$888.17	\$10,658.09
E	3305	0.3846%	0.4028%	\$888.17	\$10,658.09
E	3405	0.3846%	0.4028%	\$888.17	\$10,658.09
E	3505	0.3846%	0.4028%	\$888.17	\$10,658.09
E1	3205	0.3846%	0.4028%	\$888.17	\$10,658.09
EM	2105	0.3846%	0.4028%	\$888.17	\$10,658.09
EM	2305	0.3846%	0.4028%	\$888.17	\$10,658.09
EM	3105	0.3846%	0.4028%	\$888.17	\$10,658.09
F	606	0.2922%	0.3060%	\$674.73	\$8,096.76
F	706	0.2922%	0.3060%	\$674.73	\$8,096.76
F	806	0.2922%	0.3060%	\$674.73	\$8,096.76
F	906	0.2922%	0.3060%	\$674.73	\$8,096.76
F	1006	0.2922%	0.3060%	\$674.73	\$8,096.76
F	1106	0.2922%	0.3060%	\$674.73	\$8,096.76
F	1206	0.2922%	0.3060%	\$674.73	\$8,096.76
F	1306	0.2922%	0.3060%	\$674.73	\$8,096.76
F	1406	0.2922%	0.3060%	\$674.73	\$8,096.76

Unit Type	Unit Nos.	AOAO Common Interest	Residential		
			Common Interest	Monthly Fee	Yearly Total
G	607	0.2320%	0.2430%	\$535.82	\$6,429.78
G	707	0.2320%	0.2430%	\$535.82	\$6,429.78
G	807	0.2320%	0.2430%	\$535.82	\$6,429.78
G	907	0.2320%	0.2430%	\$535.82	\$6,429.78
G	1007	0.2320%	0.2430%	\$535.82	\$6,429.78
G	1107	0.2320%	0.2430%	\$535.82	\$6,429.78
G	1207	0.2320%	0.2430%	\$535.82	\$6,429.78
G	1307	0.2320%	0.2430%	\$535.82	\$6,429.78
G	1407	0.2320%	0.2430%	\$535.82	\$6,429.78
Н	608	0.3100%	0.3246%	\$715.74	\$8,588.92
Н	708	0.3100%	0.3246%	\$715.74	\$8,588.92
Н	808	0.3100%	0.3246%	\$715.74	\$8,588.92
Н	908	0.3100%	0.3246%	\$715.74	\$8,588.92
Н	1008	0.3100%	0.3246%	\$715.74	\$8,588.92
Н	1108	0.3100%	0.3246%	\$715.74	\$8,588.92
Н	1208	0.3100%	0.3246%	\$715.74	\$8,588.92
Н	1308	0.3100%	0.3246%	\$715.74	\$8,588.92
Н	1408	0.3100%	0.3246%	\$715.74	\$8,588.92
ı	609	0.3069%	0.3215%	\$708.91	\$8,506.89
1	709	0.3069%	0.3215%	\$708.91	\$8,506.89
i	809	0.3069%	0.3215%	\$708.91	\$8,506.89
į į	909	0.3069%	0.3215%	\$708.91	\$8,506.89
ı	1009	0.3069%	0.3215%	\$708.91	\$8,506.89
1	1109	0.3069%	0.3215%	\$708.91	\$8,506.89
l	1209	0.3069%	0.3215%	\$708.91	\$8,506.89
}	1309	0.3069%	0.3215%	\$708.91	\$8,506.89
l	1409	0.3069%	0.3215%	\$708.91	\$8,506.89
J	1509	0.3069%	0.3215%	\$708.91	\$8,506.89
l	1609	0.3069%	0.3215%	\$708.91	\$8,506.89
1	1709	0.3069%	0.3215%	\$708.91	\$8,506,89
ļ.	1809	0.3069%	0.3215%	\$708.91	\$8,506.89
l	1909	0.3069%	0.3215%	\$708.91	\$8,506.89
l	2009	0.3069%	0.3215%	\$708.91	\$8,506.89
[	2109	0.3069%	0.3215%	\$708.91	\$8,506.89
ı	2209	0.3069%	0.3215%	\$708.91	\$8,506.89
<u> </u>	2309	0.3069%	0.3215%	\$708.91	\$8,506.89
1	2409	0.3069%	0.3215%	\$708.91	\$8,506.89
<u> </u>	2509	0.3069%	0.3215%	\$708.91	\$8,506.89
	2609	0.3069%	0.3215%	\$708.91	\$8,506.89
I	2709	0.3069%	0.3215%	\$708.91	\$8,506.89

Unit Type	Unit Nos.	AOAO Common			
<b>.</b>		Interest	Residential		
			Common Interest	Monthly Fee	Yearly Total
l	2809	0.3069%	0.3215%	\$708.91	\$8,506.89
	2909	0.3069%	0.3215%	\$708.91	\$8,506.89
	3009	0.3069%	0.3215%	\$708.91	\$8,506.89
	3109	0.3069%	0.3215%	\$708.91	\$8,506.89
ı	3209	0.3069%	0.3215%	\$708.91	\$8,506.89
1	3309	0.3069%	0.3215%	\$708.91	\$8,506.89
	3409	0.3069%	0.3215%	\$708.91	\$8,506.89
1	3509	0.3069%	0.3215%	\$708.91	\$8,506.89
J	610	0.2649%	0.2773%	\$611.45	\$7,337.36
J	710	0.2649%	0.2773%	\$611.45	\$7,337.36
J	810	0.2649%	0.2773%	\$611.45	\$7,337.36
J	910	0.2649%	0.2773%	\$611.45	\$7,337.36
J	1010	0.2649%	0.2773%	\$611.45	\$7,337.36
J	1110	0.2649%	0.2773%	\$611.45	\$7,337.36
J	1210	0.2649%	0.2773%	\$611.45	\$7,337.36
J	1310	0.2649%	0.2773%	\$611.45	\$7,337.36
J	1410	0.2649%	0.2773%	\$611.45	\$7,337.36
J	1510	0.2649%	0.2773%	\$611.45	\$7,337.36
J	1610	0.2649%	0.2773%	\$611.45	\$7,337.36
J	1710	0.2649%	0.2773%	\$611.45	\$7,337.36
J	1810	0.2649%	0.2773%	\$611.45	\$7,337.36
J	1910	0.2649%	0.2773%	\$611.45	\$7,337.36
J	2010	0.2649%	0.2773%	\$611.45	\$7,337.36
J	2110	0.2649%	0.2773%	\$611.45	\$7,337.36
J	2210	0.2649%	0.2773%	\$611.45	\$7,337.36
J	2310	0.2649%	0.2773%	\$611.45	\$7,337.36
J	2410	0.2649%	0.2773%	\$611.45	\$7,337.36
J	2510	0.2649%	0.2773%	\$611.45	\$7,337.36
J	2610	0.2649%	0.2773%	\$611.45	\$7,337.36
J	2710	0.2649%	0.2773%	\$611.45	\$7,337.36
J	2810	0.2649%	0.2773%	\$611.45	\$7,337.36
J	2910	0.2649%	0.2773%	\$611.45	\$7,337.36
J	3010	0.2649%	0.2773%	\$611.45	\$7,337.36
J	3110	0.2649%	0.2773%	\$611.45	\$7,337.36
K	711	0.2810%	0.2943%	\$648.93	\$7,787.18
K	811	0.2810%	0.2943%	\$648.93	\$7,787.18
K	911	0.2810%	0.2943%	\$648.93	\$7,787.18
K	1011	0.2810%	0.2943%	\$648.93	\$7,787.18
K	1111	0.2810%	0.2943%	\$648.93	\$7,787.18
K	1211	0.2810%	0.2943%	\$648.93	\$7,787.18

Unit Type	Unit Nos.	AOAO Common			· · · · · · · · · · · · · · · · · · ·
omt Type	O.M.C. NOO!	Interest	Residential		
			Common Interest	Monthly Fee	Yearly Total
K	1311	0.2810%	0.2943%	\$648.93	\$7,787.18
K	1411	0.2810%	0.2943%	\$648.93	\$7,787.18
К	1511	0.2810%	0.2943%	\$648.93	\$7,787.18
K	1611	0.2810%	0.2943%	\$648.93	\$7,787.18
K	1711	0.2810%	0.2943%	\$648.93	\$7,787.18
K	1811	0.2810%	0.2943%	\$648.93	\$7,787.18
K	1911	0.2810%	0.2943%	\$648.93	\$7,787.18
K	2011	0.2810%	0.2943%	\$648.93	\$7,787.18
K	2111	0.2810%	0.2943%	\$648.93	\$7,787.18
K	2211	0.2810%	0.2943%	\$648.93	<b>\$7,787.18</b>
K	2311	0.2810%	0.2943%	\$648.93	\$7,787.18
L.	2406	0.4548%	0.4763%	\$1,050.24	\$12,602.90
L	2506	0.4548%	0.4763%	\$1,050.24	\$12,602.90
L	2606	0.4548%	0.4763%	\$1,050.24	\$12,602.90
L.	2706	0.4548%	0.4763%	\$1,050.24	\$12,602.90
L	2806	0.4548%	0.4763%	\$1,050.24	\$12,602.90
L	2906	0.4548%	0.4763%	\$1,050.24	\$12,602.90
L	3006	0.4548%	0.4763%	\$1,050.24	\$12,602.90
L	3106	0.4548%	0.4763%	\$1,050.24	\$12,602.90
L	3206	0.4548%	0.4763%	\$1,050.24	\$12,602.90
L	3306	0.4548%	0.4763%	\$1,050.24	\$12,602.90
L	3406	0.4548%	0.4763%	\$1,050.24	\$12,602.90
L	3506	0.4548%	0.4763%	\$1,050.24	\$12,602.90
L1	2006	0.4501%	0.4713%	\$1,039.22	\$12,470.60
L1	2206	0.4501%	0.4713%	\$1,039.22	\$12,470.60
L1	2306	0.4501%	0.4713%	\$1,039.22	\$12,470.60
L1	1506	0.4501%	0.4713%	\$1,039.22	\$12,470.60
L1	1606	0.4501%	0.4713%	\$1,039.22	\$12,470.60
 L1	1706	0.4501%	0.4713%	\$1,039.22	\$12,470.60
L1	1806	0.4501%	0.4713%	\$1,039.22	\$12,470.60
L1M1	2106	0.4501%	0.4713%	\$1,039.22	\$12,470.60
L1M2	1906	0.4501%	0.4713%	\$1,039.22	\$12,470.60
M	2408	0.3924%	0.4110%	\$906.26	\$10,875.06
M	2508	0.3924%	0.4110%	\$906.26	\$10,875.06
M	2608	0.3924%	0.4110%	\$906.26	\$10,875.06
M	2708	0.3924%	0.4110%	\$906.26	\$10,875.06
M	2808	0.3924%	0.4110%	\$906.26	\$10,875.06
M	2908	0.3924%	0.4110%	\$906.26	\$10,875.06
<u>.w</u>	3008	0.3924%	0.4110%	\$906.26	\$10,875.06
M	3108	0.3924%	0.4110%	\$906.26	\$10,875.06

Unit Type	Unit Nos.	AOAO Common			
		Interest	Residential		
			Common Interest	Monthly Fee	Yearly Total
M	3208	0.3924%	0.4110%	\$906.26	\$10,875.06
M	3308	0.3924%	0.4110%	\$906.26	\$10,875.06
M	3408	0.3924%	0.4110%	\$906.26	\$10,875.06
M	3508	0.3924%	0.4110%	\$906.26	\$10,875.06
M1	2008	0.3952%	0.4139%	\$912.65	\$10,951.79
M1	2208	0.3952%	0.4139%	\$912.65	\$10,951.79
M1	1508	0.3952%	0.4139%	\$912.65	\$10,951.79
M1	1608	0.3952%	0.4139%	\$912.65	\$10,951.79
M1	1708	0.3952%	0.4139%	\$912.65	\$10,951.79
M1	1808	0.3952%	0.4139%	\$912.65	\$10,951.79
M1M	1908	0.3952%	0.4139%	\$912.65	\$10,951.79
M1M	2108	0.3952%	0.4139%	\$912.65	\$10,951.79
M1M	2308	0.3952%	0.4139%	\$912.65	\$10,951.79
TOTAL		100.0000%	100.0000%	\$220,500.00	\$2,646,000.00

<sup>(\*)</sup> Pursuant to the Declaration the Commercial Unit shall not be assessed for common expenses until such time as the Commercial Unit is improved.